



LOCAL AGENCY FORMATION COMMISSION

Dave Braun, Executive Officer

200 W. 4th Street, Suite 3100, Madera, CA 93637
www.maderacounty.com/government/madera-lafco
(559) 675-7821

* SPECIAL NOTICE REGARDING PUBLIC PARTICIPATION DUE TO COVID-19*

Given the current Shelter-in-Place Order covering the State of California and the Social Distance Guidelines issued by Federal, State, and Local Authorities, there will be limited seating in the Meeting Chambers.

Madera County LAFCO invites the public to join the meeting from your computer, tablet, or smartphone at:

<https://global.gotomeeting.com/join/157465893>

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United States: +1 (872) 240-3212 Access Code: 157-465-893

EMAIL COMMENTS

If you wish to address any item on the agenda, please submit comments to Dave Braun, LAFCO Executive Officer, by email at David.braun@maderacounty.com. Written comments will be accepted until the public hearing has concluded.

AGENDA

Madera County Government Center
Board of Supervisors' Chamber
200 West 4th Street, 1st Floor
Madera, CA 93637

LAFCO Meeting
Wednesday, December 9, 2020
11:00 A.M.

Commissioner Andrew Medellin, Chair (City)
Commissioner Max Rodriguez, Chair Pro Tem (County)

Commissioner Waseem Ahmed (City)
Commissioner Tom Wheeler (County)
Commissioner J. Carol Graham (Public)

Commissioner Steve Montes (City Alternate)
Commissioner Laura Young (Public Alternate)
Commissioner Brett Frazier (County Alternate)

Dave Braun, Executive Officer

Doug Nelson, Legal Counsel

1. **CALL TO ORDER AND ROLL CALL**

2. **PLEDGE OF ALLEGIANCE**

3. **CERTIFICATE OF APPRECIATION**

Andrew Medellin, Max Rodriguez, and J. Carol Graham

4. **PUBLIC COMMENTS**

Any person wishing to address the Commission on a subject within the jurisdiction of Madera LAFCO, but not appearing on the agenda may do so by email at David.braun@maderacounty.com (please keep your comments to three minutes).

5. **CONSENT CALENDAR**

A. Review Meeting Minutes of August 26, 2020

Recommendation: Approve

B. Review Meeting Minutes of September 23, 2020

Recommendation: Approve

6. **PUBLIC HEARING**

A. **Establish jurisdiction to process Sphere of Influence Amendments and related Reorganizations for two Mosquito and Vector Control Districts in Fresno and Madera Counties.**

Recommendation: Delegate Principal County Authority to Fresno LAFCO for Madera Mosquito and Vector Control District and Authorize Executive Officer to proceed as outlined in the staff report.

B. **Request for Service Connection to the City of Madera - North Fork Casino**

Recommendation: Approve connection to the City of Madera water and sewer systems.

7. **ACTION ITEMS**

A. 2021 Commission Meeting Schedule

Recommendation: Adopt

B. LAFCO Work Program – MSR Updates

Recommendation: Adopt

8. **COMMISSIONER REPORTS**

9. **EXECUTIVE OFFICER REPORT**

10. **ADJOURNMENT**

(The next meeting of the Commission is scheduled for January 27, 2021, beginning at 11:00 a.m. in the Madera County Board of Supervisors' Chamber.)

The Political Reform Act prohibits a person appointed to the Local Agency Formation Commission from accepting gifts of more than \$390.00 within the preceding 12 months from parties, participants, or their agents while a proceeding is pending before LAFCO and for three months following the decision. LAFCO commissioners who receive such contributions are required to disqualify themselves from participating in the proceedings. Both commissioners and contributors who are parties to the proceeding are required to disclose the contributions received or made. Persons with disabilities may receive aid, modifications, or accommodations for participating in the proceeding of the Madera Local Agency Formation Commission by contacting the Madera LAFCO Clerk or the Executive Officer at (559) 675-7821. Please provide advance notification so that specific arrangements can be made.



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DRAFT MINUTES

AGENDA ITEM #5A

Madera County Government Center
Board of Supervisors' Chamber
205 West 4th Street
Madera, CA 93637

LAFCO Meeting
Wednesday, August 26, 2020
11:00 A.M.

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 11:00 a.m. by Commission Chair Andrew Medellin. The meeting roll call was given by Rhonda Cargill, County Clerk to the Board of Supervisors.

Commissioners Present: Andrew Medellin, Chair, City Member
Max Rodriguez, Chair Pro Tem, County Member
Tom Wheeler, County Member
Laura Young, Public Alternate Member

Commissioners Absent: Waseem Ahmed, City Member

Others Present: Dave Braun, Executive Officer
Doug Nelson, Legal Counsel
Rhonda Cargill, County Clerk to the Board of Supervisors

2. PLEDGE OF ALLEGIANCE

Recitation of the Pledge of Allegiance was led by Chair Medellin.

3. PUBLIC COMMENTS

Chair Medellin called for public comment. There were no comments from the public. Chair Medellin closed the Public Comments period.

4. CONSENT CALENDAR

Minutes of the June 11, 2020, Meeting

Commissioner Wheeler moved to approve the Consent Calendar, seconded by Commissioner Rodriguez; motion passed by a vote of 4 to 0 with one member absent.

Vote: Yes - Wheeler, Rodriguez, Medellin, Young (Public Alternate)
 No - None
 Absent - Ahmed
 Abstain - None

The Consent Agenda was approved. The Meeting Minutes of June 11, 2020, were approved and filed as presented.

5. PUBLIC HEARING

A. Clayton Water District - Clayton Water District Annexation (2018-001) Extension of Time

Recommendation: Approve Extension of Time

Staff Presentation

Staff presentation given by Executive Officer Dave Braun. Braun stated on August 28, 2019, the Commission approved the Clayton Water District Annexation, which was for 9500 acres and included acreage within both Madera and Merced Counties. Braun stated there was one condition that had not yet been met, which stopped recordation of the annexation. Braun stated the Clayton Water District was required to enter into a non-tax sharing agreement with Merced County.

Dave Braun stated earlier this year in January-February--before COVID-19--he spoke to the Merced County Administrative Officer, who indicated Merced County was working with the Clayton Water District on issues and not yet ready to place the matter on the agenda of the Board of Supervisors. Braun stated Clayton Water District subsequently met with Merced LAFCO to find out if there were any outstanding issues, which there were none. Braun stated COVID-19 pandemic has delayed the matter. Braun stated he contacted the Board in August and was told there were no issues; however, because of the backlog of Board matters due to the COVID-19 pandemic, this matter had not yet been scheduled. Braun stated the Merced County Board of Supervisors will consider this matter at its meeting in September.

Dave Braun stated because Clayton Water District had attempted to meet the condition, staff recommended favorable consideration of a request for an extension of time in order for the non-tax sharing agreement with Merced County to be approved and the Clayton Water District

Annexation (2018-001) recorded. Chair Medellin asked if this matter could be completed within the next 60 days. Dave Braun stated yes, if the Madera County Board of Supervisors considers the tax-sharing agreement in the near future.

Public Comments

Chair Medellin opened the hearing for public comment. The Chair asked if there was any member of the public wishing to comment. There were none. The public hearing was closed.

Commission Action

Commissioner Rodriguez moved for approval of a six-month extension of time for recordation of the Clayton Water District Annexation; the motion was seconded by Commissioner Wheeler. The motion passed by a vote of 4 to 0 with one member absent.

Vote: Yes - Rodriguez, Wheeler, Medellin, Young (Public Alternate)
 No - None
 Absent - Ahmed
 Abstain - None

A six-month extension of time for the recordation of the Clayton Water District Annexation was approved as recommended by staff.

6. COMMISSIONER REPORTS

Commissioner Wheeler shared that his schedule had been busy with virtual meetings.

7. EXECUTIVE OFFICER REPORTS

Executive Officer Braun asked if the Commission would like the current meeting time to remain at the 11:00 a.m. start time or return to the normal evening 6:00 p.m. meeting time. Braun stated the meeting start time had changed to 11:00 a.m. during the COVID-19 pandemic. Chair Medellin stated he was okay with the meeting being held virtually at the current 11:00 a.m. time because of the COVID-19 pandemic; stated he would be in favor of returning the meeting time to the evening after the pandemic so that people could attend in person.

Commissioner Young asked is there would be a Municipal Service Review (MSR) scheduled in the future for the Bass Lake/North Fork MSR. Braun stated there had been a meeting scheduled during the spring, then COVID-19 restrictions were put in place and the meeting canceled; stated another virtual meeting had been scheduled this summer and restrictions were again put in place. Braun stated a meeting would be scheduled to discuss the Bass Lake/North Fork MSR once the COVID-19 pandemic restrictions were lifted.

Dave Braun reported that the Cascadel Woods County Service Area (CSA 21) was approved by the County of Madera to become an independent district, not County run district. Braun stated staff would be moving forward on that but there was the question of having a meeting during COVID-19 pandemic restrictions or waiting until the restrictions were lifted.

Commissioner Wheeler stated the residents and public were anxious to meet on the Cascadel Woods County Service Area and recommended moving forward using Zoom, not WebEx. Braun stated the initial meeting would be a virtual educational workshop. Commissioner Young asked if the application would be expiring. Braun stated no, the application process had not yet started.

Dave Braun reported that this year's CALAFCO workshop, which was to have been held in Monterey, California, has been canceled due to the COVID-19 pandemic.

Chair Medellin stated the County Clerk would be retiring as of September 11, 2020, and thanked Rhonda Cargill for her years of service both to Madera LAFCO and the County of Madera.

8. ADJOURNMENT

Chair Medellin adjourned the meeting to the next regularly scheduled meeting of September 23, 2020. The meeting adjourned at 11:18 a.m.

Submitted by:

LAFCO Executive Officer David E. Braun

Approval Date: _____



LOCAL AGENCY FORMATION COMMISSION

Dave Braun, Executive Officer

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DRAFT MINUTES

AGENDA ITEM #5B

Madera County Government Center
Board of Supervisors' Chamber
205 West 4th Street
Madera, CA 93637

LAFCO Meeting
Wednesday, September 23, 2020
11:00 A.M.

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 11:00 a.m. by Commission Chair Andrew Medellin. The meeting roll call was given by Executive Officer Dave Braun.

Commissioners Present: Andrew Medellin, Chair, City Member
Max Rodriguez, Chair Pro Tem, County Member
Waseem Ahmed, City Member
Tom Wheeler, County Member
Laura Young, Public Alternate Member

Commissioners Absent: None

Others Present: Dave Braun, Executive Officer
Doug Nelson, Legal Counsel

2. PLEDGE OF ALLEGIANCE

Recitation of the Pledge of Allegiance was led by Chair Pro Tem Max Rodriguez.

3. PUBLIC COMMENTS

Chair Medellin called for public comment. There were no comments from the public. Chair Medellin closed the Public Comments period.

4. CONSENT CALENDAR

There were no matters on the Consent Calendar for consideration.

5. **PUBLIC HEARING**

5-A. **City of Madera – Highway 99/Ellis Street Annexation (2020-01)**

Annexation of approximately 76.6 acres on the east side of Highway 99, north of the Ellis Street overpass.

Recommendation: Approve annexation with findings and conditions

Staff Presentation

Staff presentation given by Executive Officer Dave Braun. Braun stated the annexation application involved 6 parcels including a portion of State Route Highway 99 right-of-way outside the boundary of Madera City. Braun stated Edward McIntyre submitted the annexation application for a 51-acre site at the north end of the annexation area that was undeveloped and planned for commercial uses by Madera City's General Plan. Braun stated the City of Madera requested 5 additional parcels at the south end of the proposed annexation area be included. Braun stated in 2008 a similar annexation was proposed, and at that time LAFCO requested the subject 5 parcels be added. Braun stated the City of Madera rezoned the 5 parcels encompassing 11.7 acres that were either vacant or developed with residential uses and planned for low density uses by Madera City's General Plan.

Dave Braun stated the north and west areas of the annexation were contiguous to the City of Madera, and existing City water and sewer services were available to the area. Braun stated the Loves Travel Center development was located north of the site and, therefore, Sharon Avenue could be extended to the annexed property and provide access to services from the City of Madera. Braun stated in 2008 the 51-acre site was rezoned to the C-2, Commercial zone district, and the 5 parcels rezoned to U, Unclassified zone district. Braun stated the City of Madera adopted an environmental finding of mitigated negative declaration at that time.

Dave Braun stated the main purpose of the Highway 99/Ellis Street Annexation (2020-01) was to allow the large 51-acre parcel to utilize Madera City services. Braun stated the applicant did not propose development at this time. Braun stated the larger 51-acre site was zoned commercial and the land uses were compatible with Loves Travel Center to the north. Braun stated the 5 parcels would require a conditional use permit to be filed on any development of the property, however, no development was proposed at this time. Braun stated the City of Madera would honor any use that was legally established in the County of Madera upon annexation.

Dave Braun stated one property owner inquired as to whether or not livestock would be permitted, and the City of Madera confirmed that existing livestock would be permitted upon annexation. Braun stated LAFCO supported the annexation. Braun stated the City of Madera was best able to provide city services to this site.

Dave Braun stated LAFCO received comments from the City of Madera and the San Joaquin Valley Air Pollution Control District. Braun stated there was no opposition to the annexation from affected property owners. Braun stated several letters were received from adjacent property owners and their comments related to site development of the property, which was not in the purview of LAFCO and would be addressed by the City of Madera. Braun stated comments would be forwarded to the City of Madera. Braun stated conditions of approval were placed on the annexation and implemented at the time of property development. Braun recommended approval of the annexation subject to the conditions in the staff report.

Commissioner Wheeler asked if City of Madera water and sewer services were available to serve the site. Dave Braun responded yes, upon annexation the site would be utilizing Madera City services. Commissioner Wheeler asked if there was a tax-sharing agreement in place with the City of Madera. Braun stated there was an existing tax-sharing agreement with the City of Madera with an extension for another year (June 6, 2021) that the City and County approved and used for this annexation. Commissioner Wheeler asked if LAFCO could hold off approving the annexation until a new tax-sharing agreement was in place. Dave Braun responded yes, if the Commission were to choose that option.

Applicant Presentation

Applicant Edward McIntyre stated the 51-acre site had been rezoned years ago (2008) and two shopping centers had been proposed: the Zellman Shopping Center north of Avenue 17 and the Galleria Shopping Center south of the Loves Travel Center. Mr. McIntyre stated at that time he had no interest in moving forward until the infrastructure was constructed and city services available to serve the site.

Chair Medellin asked the Commission to not hold hostage the annexation application because of the tax-sharing agreement. Commissioner Wheeler commented that it was unfortunate a new tax-sharing agreement had not been done yet. Commissioner Ahmed stated the current tax-sharing agreement was still valid, so there was no requirement that a new tax-sharing agreement had to be assigned at this time. Chair Medellin stated the City and County agreed on the extension to June 2021.

Matt Treber, Chief of Development Services, County of Madera, stated there was an existing tax-sharing agreement in place to June 2021; stated the City and County adopted the tax-sharing agreement in 2016, and written into the tax-sharing agreement was two one-year annual extensions.

Mr. Treber stated the County was not opposed to the subject annexation application and that the County was looking forward to future discussions with the City of Madera on the revised tax-sharing agreement. Chair Medellin thanked him and the County team for diligently working on the tax-sharing agreement.

Public Comments

Lezlie Gittings, 16810 Walden Drive, adjacent property owner, stated she and her neighbors were residential and agricultural property owners, not commercial, and were uncertain of any proposed development of the annexation site. Ms. Gittings was concerned about traffic and whether or not her rural street would be opened for commercial traffic access; stated she and her neighbors wanted to stay in the County. Ms. Gittings stated water was a big issue, they were on water wells, which could end up dry because of future development. Ms. Gittings stated she would be interested in being annexed to a water district so that they could have access to water. Ms. Gittings stated she submitted a letter outlining her concerns; restated her concern of not knowing what would be developed on the property until the subject annexation was approved.

Chair Medellin thanked Ms. Gittings for attending the meeting. Chair Medellin stated this was a multi-year, multi-phase project and that the Highway 99/Ellis Street annexation was the first step; stated at such time as the City of Madera Planning Department and Planning Commission consider development of the site, the concerns of the adjacent property owners would be addressed.

Chair Medellin asked Dave Braun if Ms. Gittings' area could be annexed. Dave Braun stated the area was large and could be annexed; stated annexation of the area would be discussed as part of the tax -sharing agreement.

Ms. Gittings stated she would like to be on the county water system. Chair Medellin stated it would be the City of Madera water service; stated the neighbors would have an opportunity to vote on any decisions regarding annexation and water service provided by the City of Madera.

Commissioner Wheeler asked if the neighbors could have input as to how much area would be annexed; stated if neighbors were to decide to annex, it was better, much cheaper to be on city water and sewer services.

Victor Rubio, 25117 Berkeley Drive, stated he was a neighbor whose property was across the street from the proposed annexation; stated he did not receive a notice of the hearing and neither did his neighbor; stated development would impact their properties. Mr. Rubio stated he recently drilled a deeper well on his property; asked who put in the water well at the Loves Travel Center.

Chair Medellin stated when development on the Loves Travel Center began, the City of Madera drilled the water well, and it included future development.

Dave Braun stated a public hearing notice was sent to all property owners within a 350-foot radius of the area to be annexed. Chair Medellin asked if the 350-foot noticing radius could be increased to include the residential neighborhood. Braun stated Cortese-Knox-Hertzberg addressed distance for noticing properties. Commissioner Wheeler recommended the public notice mailing include both sides of the street. Braun stated that was a viable option.

Marissa Salcedo, 25122 Berkeley Drive, stated her property backed up to the proposed shopping center. Ms. Salcedo asked if they decided to go with City of Madera water service, would the residents be financially responsible for hooking up to city water and sewer; stated she just drilled a deeper well and would have to redrill in a year; stated there were 10 other residents who had done the same in the past 8 months. Ms. Salcedo was concerned that the proposed shopping center would attract transient people into her neighborhood.

Chair Medellin stated the proposed annexation did not include the adjacent residential properties. Dave Braun stated if the residential properties were proposed for annexation to the City of Madera, there would be a large-scale discussion on city water and sewer services and consideration of how that would be paid. Commissioner Ahmed asked for clarification on the zoning of the property. Braun responded the 51-acre parcel would retain its C-2, Commercial zone district designation, and the 11.7 acres that was rezoned U, Unclassified, would remain residential and allowed to develop with a conditional use permit. Commissioner Wheeler reiterated that area residents would be notified and have complete input when annexation to the City of Madera was proposed for their area.

Gary Conte, City of Madera Planning Director, stated there was no land use request submitted with the annexation; confirmed the 51-acre portion was designated Commercial land use and the 11.7-acre portion was designated Unclassified land use; stated any subsequent use of the property in the Unclassified zone district would be subject to a conditional use permit and site plan review to address neighborhood concerns such as sound, traffic, noise, water quality, water availability; stated adjacent property owners wanting to be annexed would initiate the annexation request; stated property owners would be precluded from creating islands of unincorporated property surrounded by the City of Madera; stated the City of Madera would take any future proposed annexation of this area into consideration.

Jerry Jones, 16215 Sharon Boulevard, asked about the roadway adjacent to the 51-acre site. Dave Braun responded the 14+/- acre roadway was part of Freeway 99 right-of-way that had remained in the County of Madera and, therefore, was included in this annexation.

Jerry Jones stated Sharon Avenue marked the boundary of the city limits, and it seemed the proposed annexation would be creating an island of county property surrounded by city property.

Mr. Jones stated when the Ellis Overpass freeway project was constructed and a new sewer line installed in the Sharon Boulevard roadway a year later, these two projects completely destroyed the county road in front of his and his neighbors' residential properties bordering the roadway; stated no money was budgeted to fix the roadway; stated the two projects should have been done at the same time and the roadway repaired when the projects were completed.

Chair Medellin thanked Mr. Jones for attending the meeting; stated usually with future proposed development, roadways would be the first to be improved, followed by curbs, gutters, sidewalks when development occurred; stated properties such as Mr. Jones' that were contiguous to proposed development were impacted when improvements to roadways occurred; stated Sharon Boulevard would be improved when the 51-acre commercial-zoned property was developed.

Chair Medellin stated it was important for the residents of the neighborhood to be heard and encouraged the residents to telephone Dave Braun of LAFCO if, in the future, they needed clarification or had questions about the annexation.

Nick Salinas, Madera County Chief of Staff to Supervisor Robert Poythress (District 3), stated Self-Help Enterprises offered assistance to those County residents on private wells, and that assistance was income driven, and included water well assessment, repairs, and sometimes water well replacement.

Chair Medellin closed the public comment period.

Commission Action

Commissioner Rodriguez moved for approval of the Highway 99/Ellis Street Annexation (2020-001) with the findings and conditions in the staff report, motion seconded by Commissioner Wheeler.

Vote: Yes - Rodriguez, Wheeler, Medellin, Ahmed, Young (Public Alternate)
 No - None
 Absent - None
 Abstain - None

Motion passed by a vote of 5 to 0. Highway 99/Ellis Street Annexation (2020-001) was approved with findings and conditions.

5-B. Madera Irrigation District/Gravelly Ford Water District Reorganization (2020-002) and Sphere of Influence (SOI) Amendment

- 5-B-1. Consider the Final Municipal Service Review (MSR) for the Madera Irrigation District.**
- 5-B-2. Consider Revision to the Madera Irrigation District's Sphere of Influence (SOI) to add approximately 412 acres generally located on the south side of Avenue 9, west of Road 19, and to remove this property from within the Sphere of Influence of the Gravelly Ford Water District.**
- 5-B-3. Consider annexation of 412 acres as described above to the Madera Irrigation District and Detachment of this property from the Gravelly Ford Water District.**

Recommendation: Approve Reorganization and Sphere of Influence Amendments with Findings and Conditions

Staff Presentation

Staff presentation given by Executive Officer Dave Braun. Braun stated the request was to reorganize a 412-acre parcel of land located on the south side of Avenue 9 west of Road 19 in the southwest corner of Madera County; stated the annexation would add the property to the Madera Irrigation District (MID) and the MID Sphere of Influence and remove and detach the property from the Gravelly Ford Water District.

Dave Braun stated Madera Irrigation District owned the property and preferred that it be in the Madera Irrigation District for operational and financial reasons; stated the site was currently graze land, and MID indicated there were no plans to utilize it for something else. Braun stated in the past MID had been approved for water banking activities on the property, but those permits expired, and there was no current activity on the site.

Dave Braun stated after approval of the annexation, the property would be moved from the Gravelly Ford Groundwater Sustainability Agency (GSA) to the Madera Irrigation District GSA. Braun stated pursuant to a letter from the Gravelly Ford Water District, it was stated they did not have a problem with the annexation provided MID grant a pipeline easement to the Gravelly Ford Water District along the northern boundary of the property; stated that condition had been added as a condition of approval of the annexation.

Dave Braun stated he received letters from the Department of Fish and Wildlife and the U.S. Army Corp of Engineers; stated the letters expressed concerns related to activity that could occur on the site or alterations of the site; stated these letters were added to the record and must be complied with when any site activity, development, or alterations occurred. Braun recommended approval of the annexation subject to the conditions of approval.

Dave Braun commented that under normal circumstances, the boundary being created by this annexation would not be ideal; stated because the property was owned by Madera Irrigation District and abutted Gravelly Ford Water District, it made sense to include the property in the Madera Irrigation District; stated the Madera Irrigation District would not be using any of the Gravelly Ford Water District infrastructure at this time and with the easement that would be established for the Gravelly Ford Water District, there would not be any negative impact to the annexation.

Commissioner Wheeler asked if the Gravelly Ford Water District approved the annexation. Dave Braun responded yes, provided they be granted the pipeline easement along the northern boundary of the property to serve the one parcel to the east of the annexation area.

Public Comment

Dina Nolan, Madera Irrigation District, stated her appreciation to Dave Braun and to LAFCO on this process and to the Gravelly Ford Water District on supporting the annexation.

With no further public comments, Chair Medellin closed the public comment period.

Commission Action

Commissioner Wheeler moved for approval of the Madera Irrigation District/Gravelly Ford Water District Reorganization (2020-002) and Sphere of Influence (SOI) Amendment, with the findings and conditions as recommended by staff, motion seconded by Commissioner Rodriguez.

Vote: Yes - Wheeler, Rodriguez, Medellin, Ahmed, Young (Public Alternate)
 No - None
 Absent - None
 Abstain - None

Motion passed by a vote of 5 to 0. Madera Irrigation District/Gravelly Ford Water District Reorganization (2020-002) and Sphere of Influence (SOI) Amendment was approved with the findings and conditions as recommended by staff.

6. COMMISSIONER REPORTS

Commissioner Wheeler commented on the poor air quality; stated he was thankful that his cabin at Johnson Meadows did not incur fire damage. Commissioner Rodriguez concurred and stated the air quality had been the worst ever experienced due to the effects of fire in the mountains.

Public Alternate Commissioner Laura Young stated she had spoken to Commissioner J. Carol Graham and that Ms. Graham had expressed a desire to step down from the Commission. Chair Medellin thanked Ms. Young for serving as the Public Alternate Commissioner and for filling in for Commissioner Graham.

Commissioner Wheeler recommended discussion on Commissioner J. Carol Graham's replacement be placed on the next meeting agenda. Dave Braun stated he would need to receive a letter from J. Carol Graham before initiating the replacement process. Commissioner Wheeler recommended a plaque be presented to Commissioner Graham commending her for her years of service to LAFCO.

7. EXECUTIVE OFFICER REPORTS

Executive Officer Braun stated there were several Municipal Services Request (MSR) proposals for next year; stated he was waiting on Bass Lake/North Fork MSR.

8. ADJOURNMENT

Chair Medellin adjourned the meeting to the next regularly scheduled meeting of October 28, 2020. The meeting adjourned at 11:59 a.m.

Submitted by:

LAFCO Executive Officer David E. Braun

Approval Date: _____



LOCAL AGENCY FORMATION COMMISSION

Dave Braun, Executive Officer

200 W. 4th Street, Suite 3100, Madera, CA 93637
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AGENDA ITEM #6A

DATE: December 9, 2020

TO: LAFCO Commissioners
DB

FROM: Dave Braun, Executive Officer

SUBJECT: Delegation of Principal County Authority- Fresno and Madera County Mosquito and Vector Control District's

REQUEST

Madera LAFCO has received a request from Fresno County LAFCO to permit Fresno County LAFCO to process a Sphere of Influence (SOI) Amendment and Annexation Application involving property within the Madera County Mosquito and Vector Control District (MMVCD). The application proposes to detach property from within the Madera County Mosquito and Vector Control District and annex the property into the Fresno County Mosquito and Vector Control District (FMVCD). The application would also remove the property from within the SOI of the MMVCD and include the property within the FMVCD.

BACKGROUND

The Madera Mosquito and Vector Control District currently only has property within Madera County and, therefore, Madera County is the Principal County for the District. The Principal County has exclusive jurisdiction for any proposal involving a District for which it is the Principal County.

Section 56388 of the Cortese-Knox-Hertzberg (CKH) permits jurisdiction of a proposal to be vested in a Commission of a County other than the Principal County if all of the following occur:

- (a) The Commission of the principal county agrees to have the exclusive jurisdiction vested in a Commission of another County.
- (b) The Commission of the principal county designates the Commission of another County which shall assume exclusive jurisdiction.
- (c) The Commission of the county so designated agrees to assume exclusive jurisdiction.

ISSUE

The Fresno Mosquito and Vector Control District (FMVCD) proposes to expand its Sphere of Influence (SOI) and annex territory in Madera County by approximately 322 acres along the San Joaquin River south of Avenue 7 generally between the Road 40 (Palm Avenue) and Road 39 (Marks Avenue) alignments. This will require a preceding reduction of the Madera Mosquito and Vector Control District (MMVCD) Sphere of Influence (SOI) and detachment of the affected territory (Attachment A).

Madera Mosquito and Vector Control District also intends to propose a similar expansion of its SOI and annex territory in Fresno County by approximately 93 acres along the San Joaquin River generally between Howard Avenue (Road 29) and Goldenrod Avenue (Road 28) north of Barstow Avenue. This will require a preceding reduction of the Fresno Mosquito and Vector Control District SOI and detachment of the affected territory (Attachment B).

On November 18, 2020, the Fresno LAFCO Commission authorized their Executive Officer to submit the attached request to Madera LAFCO dated November 19, 2020, requesting that Madera LAFCO delegate Principal County Authority to Fresno LAFCO for the Fresno Mosquito and Vector Control District Project. It is also understood in this correspondence that when Madera Mosquito and Vector Control District files its project to annex property in Fresno County, Fresno LAFCO will delegate Principal County Authority to Madera LAFCO for that project. MMVCD has informed LAFCO staff that its application will likely be filed in the Spring of next year.

As such, it is appropriate for the Commission to consider the request to delegate Principal County Authority to Fresno LAFCO for the FMVCD Project at this time. It is noted that the MMVCD adopted the attached Resolution supporting the FMVCD project.

It would also be appropriate for the Commission to authorize the Executive Officer to submit a request to Fresno LAFCO to delegate Principal County authority to Madera LAFCO for the MMVCD Project. This request would be submitted at a time subsequent to the project's submittal to Madera LAFCO.

RECOMMENDATION

Staff recommends that the Commission:

1. Designate Fresno County LAFCO with exclusive jurisdiction to process the Fresno Mosquito and Vector Control District SOI Amendment and Reorganization (Annexation and Detachment) including all matters involving the Madera Mosquito and Vector Control District as shown on Attachment A.

2. Authorize the Executive Officer to submit a request to Fresno County LAFCO to designate Madera County LAFCO with exclusive jurisdiction to process the Madera Mosquito and Vector Control District SOI Amendment and Reorganization (Annexation and Detachment), including all matters involving the Fresno Mosquito and Vector Control District as shown on Attachment B. This request would be submitted at a time subsequent to the submittal of the application with Madera County LAFCO.

ATTACHMENTS

Attachment A – FMVCD Project

Attachment B – MMVCD Project

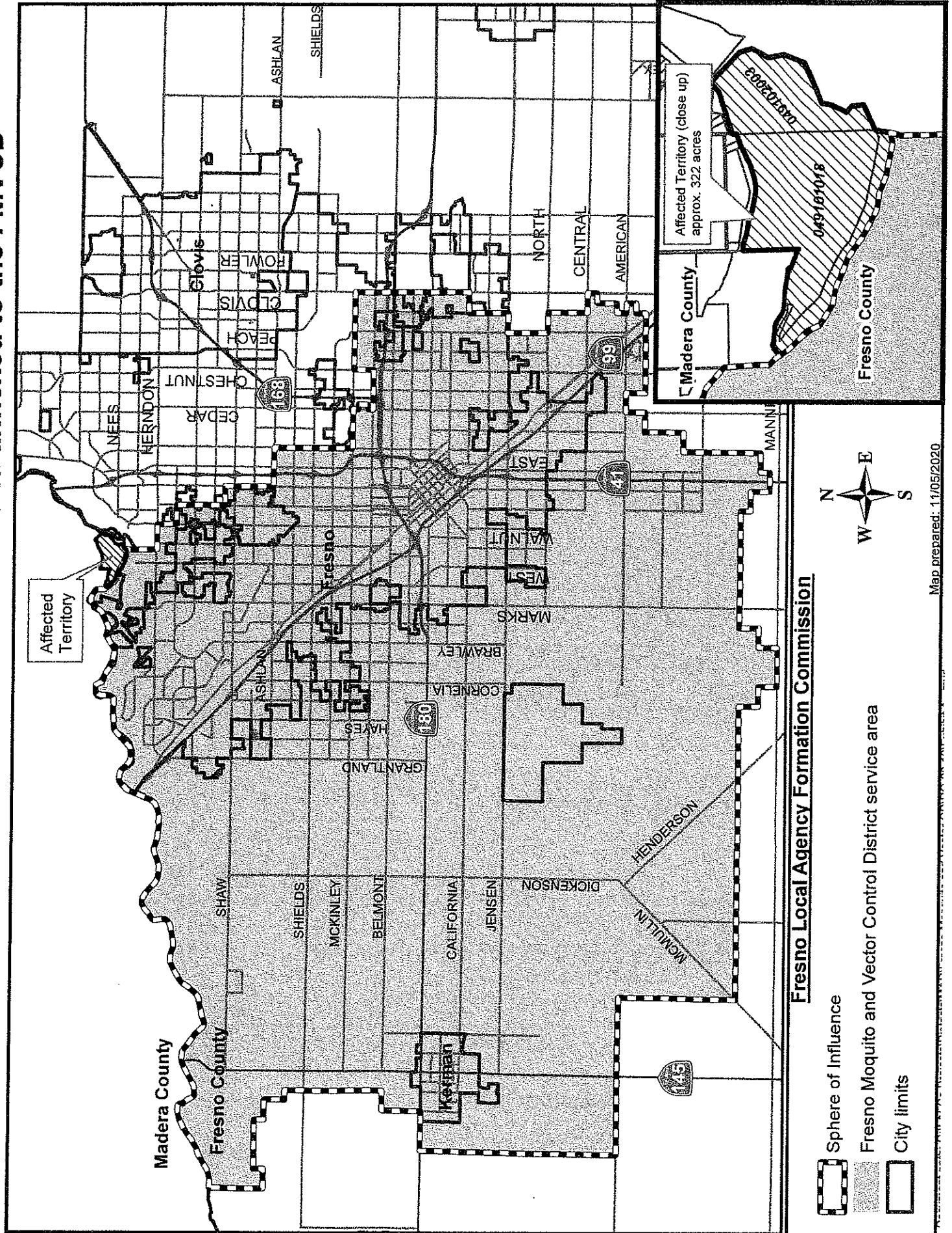
Attachment C - Correspondence from Fresno LAFCO dated November 19, 2020

Attachment D – MMVCD Resolution

Attachment E – LAFCO Resolution

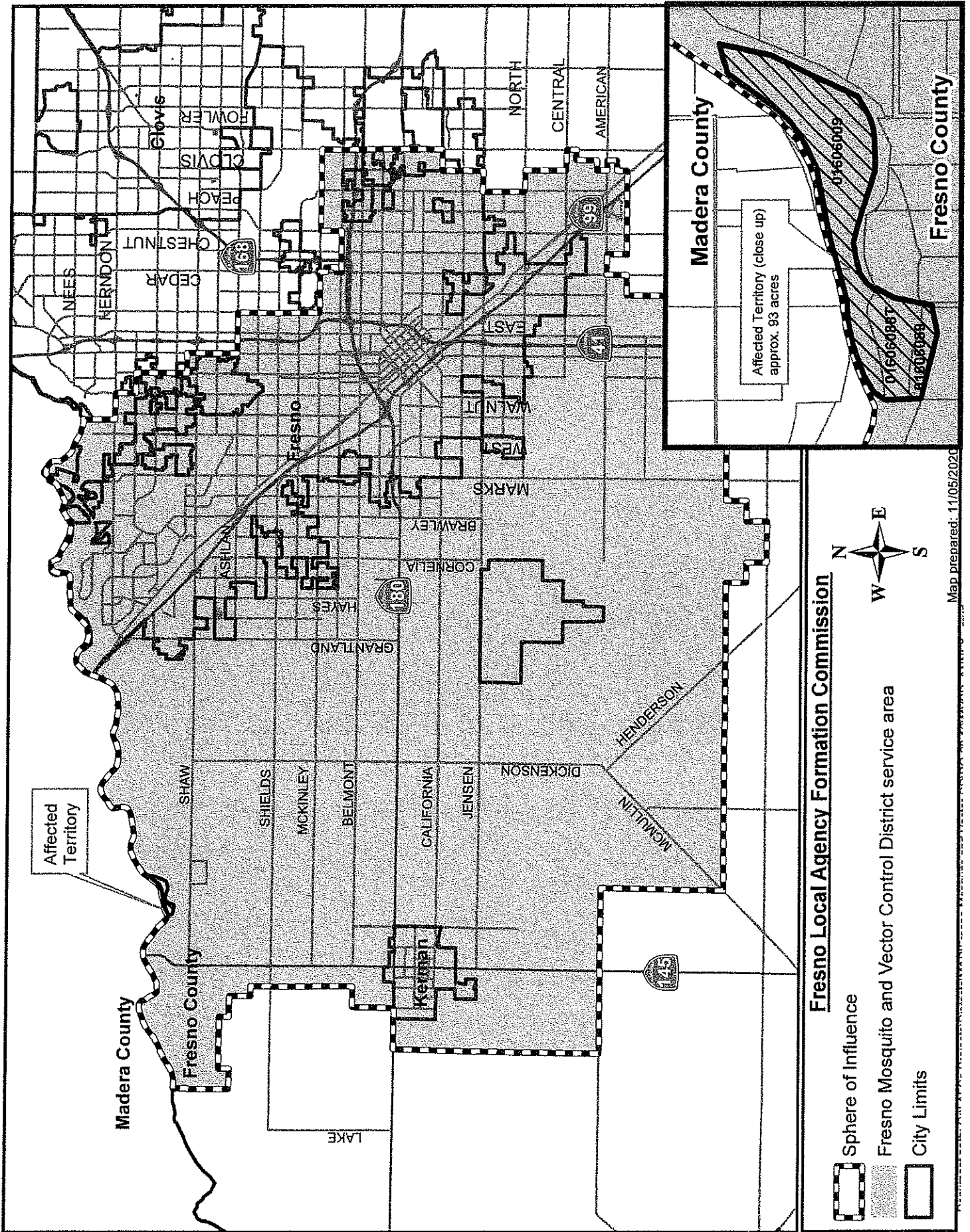
Area to be detached from the MMVCD and annexed to the FMVCD

ATTACHMENT A






Map prepared: 11/05/2020

Area to be detached from the FMVCD and annexed to the MMVCD



Fresno Local Agency Formation Commission



-  Sphere of Influence
-  Fresno Mosquito and Vector Control District service area
-  City Limits

 **Fresno Local Agency Formation Commission**

November 19, 2020

David Braun, Executive Officer
Local Agency Formation Commission of Madera County
200 W. 4th Street, Suite 3100
Madera, California 93637

Subject: Request for Coordination of Jurisdiction to Process Amendments of the Fresno and Madera Mosquito and Vector Control Districts' Spheres of Influence and associated reorganizations Within Fresno and Madera Counties

Dear Mr. Braun:

As we have discussed, Fresno LAFCo has received a proposal to expand the Fresno Mosquito and Vector Control District ("FMVCD") Sphere of Influence ("SOI") into Madera County and annex the affected territory into the District actions that affect the Madera Mosquito and Vector Control District's ("MMVCD") SOI. MMVCD also has a similar request for territory in the FMVCD in Fresno County.

During its November 18, 2020, the Commissioners of the Fresno Local Agency Formation Commission ("Fresno LAFCo") authorized me to present this request to the Madera LAFCo to address prospective proposals from the FMVCD and the MMVCD.

In order to better and more efficiently accomplish their respective public health goals, the boards of the two affected Districts have cooperatively developed a plan to adjust their service areas by applying to their respective principal LAFCos to amend portions of their respective SOIs and proceed with corresponding detachments and annexations. Fresno LAFCo staff have spoken with both Districts' managers who have indicated their agencies' support for the SOI amendments and reorganizations.

For the purposes of managing the similar proposals, I present them below and in the enclosed maps as Proposals 1 and 2:

- **Proposal 1:** The Fresno Mosquito and Vector Control District proposes to expand its SOI by approximately 322 acres along the San Joaquin River south of Avenue 7½ generally between the Road 40 ½ (Palm Avenue) and Road 39 (Marks Avenue) alignments and to annex this territory. This will require a preceding reduction of the Madera Mosquito and Vector Control District SOI and detachment of the affected territory (Attachment A); and
- **Proposal 2:** The Madera Mosquito and Vector Control District proposes to expand its SOI by approximately 93 acres along the San Joaquin River generally between Howard and Goldenrod Avenues north of Barstow Avenue and to annex this territory. This will require a preceding reduction of the Fresno Mosquito and Vector Control District SOI and

detachment of the affected territory (Attachment B).

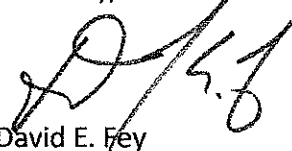
We must coordinate our respective LAFcos' responsibilities as they relate to the SOI amendments and reorganizations. For example, Madera County is the principal county for the MMVCD applications and Fresno County is the principal county for FMVCD applications. The coordination is necessary as both agencies intend to amend their SOIs and service areas across county lines. In this case, it is appropriate to consider a coordination agreement between our two agencies pursuant to Government Code section 56388(b) as follows:

- **For the purposes of Proposal 1**, Madera LAFCo agrees to vest exclusive power in the Fresno LAFCo to amend the MMVCD SOI and approve, deny, or approve with conditions the corresponding detachment of territory from the Madera MVCD, and Fresno LAFCo shall exercise its existing authority to consider the amendment of the FMVCD SOI and approve, deny, or approve with conditions the corresponding annexation of territory in Madera County; and
- **For the purposes of Proposal 2**, Fresno LAFCo agrees to vest exclusive power in the Madera LAFCo to amend the FMVCD SOI and approve, deny, or approve with conditions the corresponding detachment of territory from the FMVCD, and Madera LAFCo shall exercise its existing authority to consider the amendment of the MMVCD SOI and approve, deny, or approve with conditions the corresponding annexation of territory in Madera County; and
- Such allocation of authorities shall expire upon issuance of the certification of completion or certificate of termination for each of the respective applications.

Pursuant to GC section 56388(a), the commission of the principal county must agree to vest exclusive power for this sphere of influence amendment in the commission of another county. Therefore, unless the Commission has delegated this authority to the Executive Officer, please schedule this request for consideration by your Commission at the next available opportunity.

Thank you for considering this request, and if you have any other questions or need additional maps or information to identify the territory involved, please let me know.

Sincerely,



David E. Fey
Executive Officer

Attachments

Resolution No. 160

A RESOLUTION OF MADERA COUNTY MOSQUITO AND VECTOR CONTROL DISTRICT PROVIDING BOARD ACKNOWLEDGEMENT OF FRESNO MOSQUITO AND VECTOR CONTROL DISTRICT & FRESNO LAFCO MSR/ANNEXATION APPLICATION

WHEREAS, the Madera County Mosquito and Vector Control District ("District") desires to support Fresno Mosquito and Vector Control District's application for the Fresno LAFCO Municipal Service Review (MSR) and potential annexation of properties 049-102-003, 049-101-018, 048-280-010 & 048-280-012 in Madera County, thereby increasing the service area of the Fresno Mosquito and Vector Control District; and

WHEREAS, the District desires to be in full compliance with LAFCO and the MSR regarding potential new boundaries and Sphere of Influence (SOI) concerning the Fresno Mosquito and Vector Control District; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees of the Madera County Mosquito and Vector Control District hereby finds and determines:

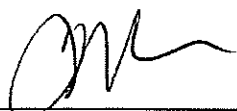
1. That the District Manager is acting on the authority granted him by the District's Board of Trustees with regard to the Fresno LAFCO MSR and SOI process; and
2. That the District approves of the Fresno Mosquito and Vector Control District's MSR, SOI and boundary realignment involving the District's property in order to continue its service to the public in a responsible, accountable, and transparent manner as it has done since 1947.

PASSED AND ADOPTED by the Board of Trustees of the Madera County Mosquito and Vector Control District at a regular meeting thereof held on June 18th, 2019, by the following vote:

AYES:	<u>5</u>
NAYS:	<u>0</u>
ABSTAIN:	<u>0</u>
ABSENT:	<u>2</u>


 Board President

ATTEST:


 Secretary

**BEFORE THE
MADERA LOCAL AGENCY FORMATION COMMISSION
STATE OF CALIFORNIA**

In the Matter of)	Resolution No. 2020-
DELEGATION OF PRINCIPAL COUNTY AUTHORITY (MADERA COUNTY AND FRESNO COUNTY MOSQUITO AND VECTOR CONTROL DISTRICTS))	A RESOLUTION DELEGATING PRINCIPAL COUNTY AUTHORITY TO FRESNO COUNTY LAFCO AND AUTHORIZING THE EXECUTIVE OFFICER TO SUBMIT REQUEST TO FRESNO LAFCO TO DELEGATE PRINCIPAL COUNTY AUTHORITY TO MADERA COUNTY LAFCO

WHEREAS, the Madera Mosquito and Vector Control District contains property in Madera County; and,

WHEREAS, since all the property in the District is in Madera County, pursuant to Section 56066 (CKH), Madera County is the Principal County for the Madera Mosquito and Vector Control District; and,

WHEREAS, the principal county has exclusive jurisdiction over all matters involving a District for which it is the principal county; and,

WHEREAS, Fresno County LAFCO has received the Fresno Mosquito and Vector Control District's Sphere of Influence (SOI) Amendment and Reorganization, which involves property within the Madera Mosquito and Vector Control District's SOI; and,

WHEREAS, pursuant to Section 56388 (CKH), Fresno LAFCO has submitted a request to Madera LAFCO to permit Fresno LAFCO to process the Fresno Mosquito and Vector Control District SOI Amendment and Reorganization Application including all matters as related to the Madera Mosquito and Vector Control District; and,

WHEREAS, the Madera Mosquito and Vector Control District intends to file a SOI Amendment and Reorganization for property within Fresno County which involves property within the Fresno Mosquito and Vector Control District's SOI: and

WHEREAS, Fresno County is the Principal County for the Fresno Mosquito and Vector Control District.

NOW, THEREFORE, THE MADERA LOCAL AGENCY FORMATION COMMISSION DOES HEREBY RESOLVE:

1. To designate Fresno County LAFCO with exclusive jurisdiction to process the Fresno Mosquito and Vector Control District SOI Amendment and Reorganization (annexation and detachment) including all matters involving the Madera Mosquito and Vector Control District as shown on Attachment A.
2. To authorize the Executive Officer to submit a request to Fresno County LAFCO to designate Madera County LAFCO with exclusive jurisdiction to process the Madera Mosquito and Vector Control District SOI Amendment and Reorganization (annexation and detachment) including all matters involving the Fresno Mosquito and Vector Control District as shown on Attachment B. This request would be submitted at a time subsequent to the filing of the application with Madera County LAFCO.

The foregoing Resolution was adopted this 9th day of December 2020, by the following
vote:

Chairman Medellin Voted: _____
Commissioner Graham Voted: _____
Commissioner Wheeler Voted: _____
Commissioner Ahmed Voted: _____
Commissioner Rodriguez Voted: _____

Chair, Local Agency Formation Commission

ATTEST:

David E. Braun, Executive Officer
Madera County LAFCO

Approved as to Legal Form:

Doug Nelson, Legal Counsel
Madera County LAFCO



LOCAL AGENCY FORMATION COMMISSION

Dave Braun, Executive Officer

200 W. 4th Street, Suite 3100, Madera, CA 93637
www.maderacounty.com/government/madera-lafoo
(559) 675-7821

AGENDA ITEM #6B

DATE: December 9, 2020

TO: LAFCO Commissioners

FROM: Dave Braun, Executive Officer ^{DB}

SUBJECT: Extra-territorial Service Request – City of Madera (North Fork Casino)

BACKGROUND

The City of Madera has submitted a letter to LAFCO requesting an extra-territorial service extension in order to provide water and service to the future North Fork Casino to be located on the west side of Highway 99, south of Avenue 18.

The Commission has given the Executive Officer the authority to review and approve extra-territorial service extensions of a minor nature. These types of service extensions are generally extensions to residential or small non-residential developments where a well or sewer system has failed and could be replaced by municipal services. However, staff believes the subject extra-territorial service request by the City of Madera for the North Fork Casino project is of a nature that it should be considered by the Commission.

ANALYSIS

Government Code Section 56133 allows “a city or district [to] provide new or extended services by contract or agreement outside its jurisdictional boundaries only if it first requests and receives written approval from the Commission in the affected county.”

The service extension request from the City of Madera is consistent with this provision. It is the responsibility of the Commission to consider whether the property should be annexed, now or in the future, to the jurisdiction from which services are provided. There are many properties in the unincorporated County that have been allowed to receive municipal services without the requirement of annexation.

Although the North Fork Casino property is located directly adjacent to the City of Madera boundary, it is not proposed for annexation at this time. If the requested service extension is granted, it would be conditioned on the property owner entering into a covenant waiving their right to protest annexation of their property in the future. The City of Madera indicated that the covenant may also contain specific timelines for annexation.

Typically, new development proposed directly adjacent to a city boundary should be annexed into the city at the time of development in order for it to receive city services. It is generally in the best interest of both the developer and the city for the development to be annexed. However, due to the unique nature of this project in that it is under the jurisdiction of the Department of the Interior (Bureau of Indian Affairs), the proposed service extension request may be justified.

From LAFCO's standpoint, the annexation of the North Fork Casino is not critical at this time, but will be necessary at some point in the future. As other development occurs near the casino, it will be important that the casino be annexed in order to allow the City of Madera to expand in that direction in an orderly manner. Therefore, the above-noted covenant condition is important to ensure that the casino could be annexed.

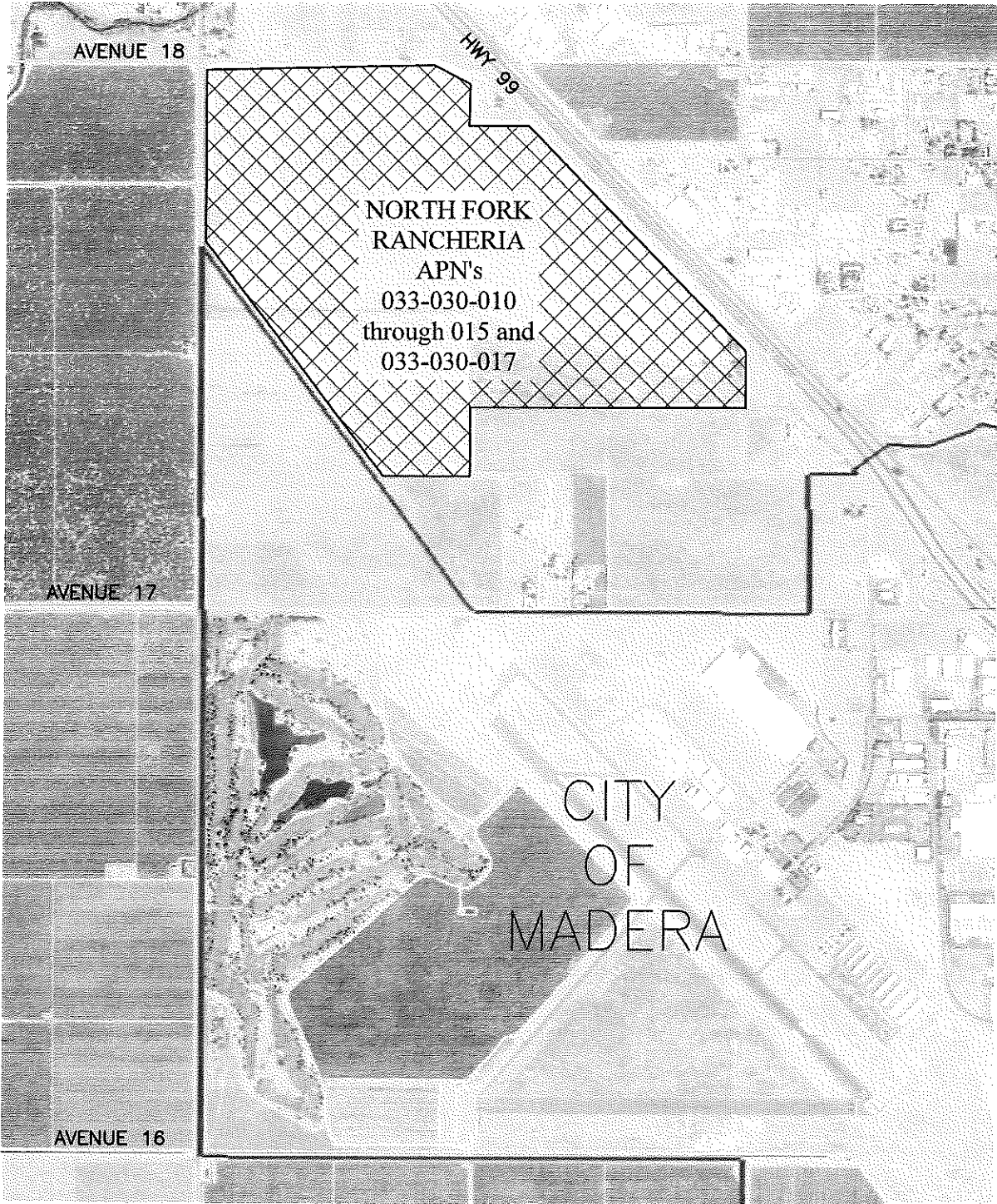
RECOMMENDATION

Staff recommends that the Commission APPROVE the extra-territorial service request from the City of Madera to provide water and sewer services to the North Fork Casino. The request would be approved subject to a condition that the property owner enter into a covenant with the City of Madera waiving their right to protest annexation of their property into the City of Madera in the future.

ATTACHMENTS

- Exhibit A – Location Map
- Exhibit B- Letter from City of Madera dated November 19, 2020
- Exhibit C – Letter from North Fork Rancheria dated November 16, 2020
- Exhibit D - Resolution

LOCATION MAP



CITY OF MADERA
ENGINEERING DEPARTMENT
205 W. 4TH STREET
MADERA, CA 93637

NORTH FORK RANCHERIA
OUTSIDE CITY
WATER & SEWER CONNECTION

DR BY: EP
CH BY: KH
DATE: 11/19/20
SCALE: NTS
SHT 1 OF 1



November 19, 2020

Mr. Dave Braun, Executive Officer
Madera County LAFCo
200 West 4th Street
Madera, CA 93637

Subject: Request for Outside of City Service Connection
For APN's 033-030-010 through 015 and 033-030-017

Dear Mr. Braun:

The City is in receipt of a request from North Fork Rancheria, assumed property owner, for connection to the City's water and sewer systems to serve a casino project (APN's 033-030-010 through 015 and 033-030-017). Connection would be made to the City's water and sewer systems by extending water and sewer mains to the project properties.

A location map and property owner letter are attached.

The property owner is prepared to execute the City's standard agreement for outside city limits water connection and covenant to annex to the City and waive the right to protest annexation of the parcel in the future.

In accordance with LAFCo's Policy for Approval of Services Outside of City or District Boundaries:

- a. The area to be served is within the sphere of influence of the City.
- b. There are no competing service providers
- c. The extension of service would not encourage unplanned urbanization.¹
- d. The area to be served can conceivably be annexed at a later date.
- e. The request is not germane to any other controversial issues.

Your consideration of the above at your earliest convenience is appreciated. If you need additional information, please contact my office at 661-5418.

Thank You,

A handwritten signature in cursive script that reads "Eric Portnoff".

Eric Portnoff
Engineering Technician

¹ Given the need to provide a redundant and sufficient water supply, infrastructure requirements may result in potential for urbanization if no other projects were pending. The City does however have other pending projects to the west of the existing golf course which are planned to construct the same infrastructure as that project progresses over a number of years.



**NORTH FORK RANCHERIA
OF MONO INDIANS OF CALIFORNIA**

TRIBAL GOVERNMENT OFFICE
P.O. Box 929
North Fork, CA 93643-0929
(559)877-2461
nfrancheria@nfr.nsn.gov

November 16, 2020

Keith Helmuth
City of Madera - Engineering
Department 205 West Fourth Street
Madera, CA 93637

SUBJECT: Request for water and sewer services for the North Fork Casino
Project

Dear Mr. Helmuth:

This letter serves as the North Fork Rancheria of Mono Indians' (Tribe's) written request for water and sewer services for the new North Fork Casino Project. The Project is to be built and operated on a portion of the Tribe's approximately 305 acres of trust lands located between Avenue 17 and Avenue 18 in Madera County. Our request is based upon the off-site water and sewer construction plans contemplated in the City of Madera's master plan dated September 2014 and considered in the Bureau of Indian Affairs' Environmental Impact Statement for the Project dated August 2010. Although the Project will be located outside of the City's service area, a connection to the City's water and sewer systems is in the best interest of both parties and the environment and consistent with the planning and goals of the City of Madera's master plan.

Please contact me at our Tribal offices at (559) 877-2461 if you have any questions regarding this request.

Sincerely,

A handwritten signature in cursive script that reads "Judy E. Fink".

Ms. Judy E. Fink
Tribal Chairperson

BEFORE THE
MADERA LOCAL AGENCY FORMATION COMMISSION
STATE OF CALIFORNIA

In the Matter of

EXTRA TERRITORIAL SERVICE
REQUEST-CITY OF MADERA
(NORTH FORK CASINO)

)
)

Resolution No. 2020-

A RESOLUTION APPROVING
OUT OF AREA SERVICE REQUEST-
CITY OF MADERA

WHEREAS, Madera LAFCO received an extra-territorial service request from the City of Madera in order to provide sewer and water services to the future North Fork Casino, pursuant to Section 56133 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, as amended, Government Code Sections 56000 *et seq.* (the "Act"); and

WHEREAS, this Commission called for and held a public hearing on this request on December 9, 2020 and at the hearing this Commission heard and received all oral and written protests, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this request and the report of the Executive Officer; and

NOW, THEREFORE, THE MADERA LOCAL AGENCY FORMATION COMMISSION DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

1. The extra territorial service request by the City of Madera to provide water and sewer service to the North Fork Casino has been approved subject to the property owner entering into a covenant with the City of Madera waiving their right to protest annexation of their property into the City of Madera in the future.

The foregoing Resolution was adopted this 9th day of December 2020, by the following

vote:

Chairman Medellin Voted: _____

Commissioner Rodriguez Voted: _____

Commissioner Ahmed Voted: _____

Commissioner Wheeler Voted: _____

Commissioner Graham Voted: _____

Chairman, Local Agency Formation Commission

ATTEST:

Executive Officer, LAFCO

Approved as to legal Form:

LAFCO Counsel



LOCAL AGENCY FORMATION COMMISSION

Dave Braun, Executive Officer

200 W. 4th Street, Suite 3100, Madera, CA 93637
www.maderacounty.com/government/madera-lafoo
(559) 675-7821

AGENDA ITEM #7A

DATE: December 9, 2020

TO: LAFCO Commissioners

FROM: Dave Braun, Executive Officer *DB*

SUBJECT: Proposed 2021 Meeting Schedule

RECOMMENDATION

Approve 2021 Meeting Schedule

DISCUSSION

As in the past, staff proposes to schedule LAFCo's meetings on the fourth Wednesday of the month. During COVID-19 the meetings will be in the Madera County Board of Supervisors' Chamber on the first floor. There is one exception, staff proposes to not schedule a meeting in November and hold the December meeting on December 8 (second Wednesday of the month). These adjustments are proposed because the fourth Wednesday in November is the day before Thanksgiving and the fourth Wednesday in December is three days before Christmas. The Commission meeting time, at least during COVID-19, is 11:00 a.m.

Wednesday, January 27, 2021

Wednesday, February 24, 2021

Wednesday, March 24, 2021

Wednesday April 28, 2021

Wednesday, May 26, 2021

Wednesday, June 23, 2021

Wednesday, July 28, 2021

Wednesday, August 25, 2021

Wednesday, September 22, 2021

Wednesday, October 27, 2021

Wednesday, December 8, 2021 (2nd Wednesday in December)

ATTACHMENT

2021 Meeting Calendar

Madera County Local Agency Formation Commission 2021 Meeting Schedule

JANUARY 2021						
S	M	T	W	T	F	S
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31						

FEBRUARY 2021						
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28						

MARCH 2021						
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APRIL 2021						
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MAY 2021						
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30	31					

JUNE 2021						
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JULY 2021						
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AUGUST 2021						
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SEPTEMBER 2021						
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OCTOBER 2021						
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31						

NOVEMBER 2021						
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DECEMBER 2021						
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26	27	28	29	30	31	

CALAFCO Annual Conference: October 6, 7, 8, 2021 - Newport Beach, California

HOLIDAYS 2021

January 1 New Year's Day
 January 18 Martin Luther King Day
 February 15 Presidents' Day
 May 31 Memorial Day

July 4 Independence Day (Sunday)
 July 5 Independence Day Observed
 September 6 Labor Day
 October 12 Columbus Day (Work Day)

November 11 Veterans' Day
 November 25 -26 Thanksgiving Celebration
 December 24 Christmas Day Observed
 December 25 Christmas Day (Saturday)



LOCAL AGENCY FORMATION COMMISSION

Dave Braun, Executive Officer

200 W. 4th Street, Suite 3100, Madera, CA 93637
www.maderacounty.com/government/madera-lafoo
(559) 675-7821

AGENDA ITEM #7B

DATE: December 9, 2020
TO: LAFCO Commissioners
FROM: Dave Braun, Executive Officer ^{DB}
SUBJECT: LAFCO Work Program 2020-2021 – Municipal Service Review Updates

PROPOSAL

Staff is proposing to the Commission a work program for recommended Municipal Service Review updates.

BACKGROUND

The Spheres of Influence for all special districts and cities are required to be reviewed, if necessary, every five years (Government Code §56425). If it is deemed by the local LAFCO that an update to the Sphere of Influence is required, a Municipal Service Review (MSR) must be prepared, reviewed, and adopted by the Commission prior to any significant revision to a Sphere of Influence for a city or special district.

Generally, municipal services reviews consist of a comparison of the adequacy of services being offered by agencies, and a recommendation as to which agencies, or reorganization of which agencies, could best provide the required municipal services. The scope and depth of these reviews are suggested by State Guidelines.

The proposed work program for 2020-2021, which is attached, indicates that at least one MSR has now been conducted on all the special districts in the County, with the exception of seven County Service Areas (CSA) that are highlighted on the attached work program. Three of these CSA's (CSA 7, 9, and 13) only provide for road maintenance and two CSA's (CSA 5 and 14) provide other services but are quite small in area.

The main remaining special districts that have not been the subject of an MSR and provide services at a level that in staff's opinion would warrant an MSR are in the Bass Lake/North Fork Area (CSA 2 and 15). As you are aware, staff prepared the Bass Lake/North Fork MSR during the 2019-2020 Fiscal Year, however, the completion of the MSR has been delayed due to COVID-19 restrictions on public meetings.

Upon the completion of the Bass Lake/North Fork MSR, the first round of MSR's will have been completed for all the special districts in the County, with the exception of the few small CSA's noted above. It is noted that Madera County has over 100 Maintenance Districts, which provide various services (predominantly road maintenance services). These Maintenance Districts, however, are not under LAFCO's purview.

The Commission adopted a policy in December 2018 regarding future MSR's that the Commission would determine which District's/Cities to evaluate based on either the length of time since the last Review and/or changes/issues that have arisen within a given District that would warrant an MSR.

Based on this policy, staff recommends that an MSR be conducted on the two Cemetery Districts (Madera Cemetery District and Chowchilla Cemetery District) in Madera County. The previous MSR on these districts was completed in 2008 and recently some issues have arisen regarding the service boundaries of these districts.

In addition, staff would recommend that an MSR be conducted on the Madera County Mosquito and Vector Control District and the Chowchilla Memorial Healthcare District. An MSR on these two districts was completed in 2008 and an evaluation of the service boundaries of these Districts is also warranted at this time.

LAFCO has budgeted \$40,000 in the 2020-2021 FY budget for consultant services for the preparation of Municipal Service Reviews. Staff believes that the budgeted amount should cover the cost of the two recommended MSR's.

RECOMMENDATION

Staff would recommend that the Commission:

1. Direct staff to conduct two Municipal Service Reviews
 - a. Madera Cemetery District and Chowchilla Cemetery District
 - b. Chowchilla Memorial Healthcare District and Madera County Mosquito and Vector Control District.

ATTACHMENT

Exhibit A - Proposed Work Program

Municipal Services Review - Work Program FY 2020-21

EXHIBIT A

City or District Name	Type	Functions	District Formation	SOI Reviewed or Updated	Next Scheduled Review
City of Madera	City	City	n/a	2018	2023
City of Chowchilla	City	City	n/a	2012	2017
Madera Irrigation District	Irrigation District	Water	1920	2020	2025
Gravelly Ford Water District	California Water District	Water	1962	2019	2024
Chowchilla Water District	California Water District	Water	1949	2008	2013
Aliso Water District	California Water District	Water	1978	2008	2013
Root Creek Water District (Rio Mesa)	California Water District	Water	1996	2018	2023
Clayton Water District	California Water District	Water	1980	2019	2024
New Stone Water District	California Water District	Water	1983	2008	2013
Madera Water District	California Water District	Water	1987	2008	2013
Triangle T Water District	California Water District	Water	2017	2017	2022
Sierra Foothill Utility District (Rio Mesa)	Public Utility District	Parks and Recreation	1998	2010	2015
Madera County Mosquito Abatement and Vector Control District	Special District	Mosquito and Vector Abatement	1947	2008	2013
Chowchilla Memorial Healthcare District	Special District	Healthcare	1957	2008	2013
Madera Cemetery District	Cemetery District	Cemetery	1944	2008	2013
Chowchilla Cemetery District	Cemetery District	Cemetery	1944	2008	2013
CSA-01 Indian lakes Estates (Coarsegold)	CSA	Roads & Water	1966	2017	2022
CSA-02 Bass Lake	CSA	Roads, Sewer, & Water	1975		
CSA-03 Parksdale Madera		Sewer, Roads, Lighting, & Water	1972	2018	2023
CSA-05 Eastside Acres/Village Estates	CSA	Roads & Sewer	1962		
CSA-06 Still Meadow Ranch (Oakhurst)	CSA	Roads	1980	2012	2017
CSA-07 Thornberry Knowles (Oakhurst/Coarsegold)	CSA	Roads	1980		
CSA-08 Pierce Lakes Estates (Oakhurst)	CSA	Roads	1984	2012	2017
CSA-09 Hawkins Valley (Oakhurst/Coarsegold)	CSA	Roads	1981		
CSA-10 Spinelli Road (Coarsegold)	CSA	Roads	1982	2017	2022
CSA-12 West Oak Boulder Creek (Oakhurst)	CSA	Roads	1983	2012	2017
CSA-13 Fresno River Estates/Griffin (Ahwahnee)	CSA	Roads	1989		
CSA-14 Chukchansi	CSA	Sewer, Lighting, & Water	1983		
CSA-15 Teaford (Bass Lake/North Fork)	CSA	Roads	1984		
CSA-16 Summer Hill (Rio Mesa)	CSA	Roads, Sewer, & Water	1984	2010	2015
CSA-18 Ponderosa Knolls (Oakhurst)	CSA	Roads, Sewer, & Water	1987	2012	2017
CSA-19 Rolling Hills (Rio Mesa)	CSA	Roads, Sewer, & Water	1984	2010	2015
CSA-20 Yosemite Pines Estates (Oakhurst)	CSA	Roads	1984	2012	2017
CSA-21 Cascadell Woods (North Fork)	CSA	Roads & Park	1984	2009	2014
CSA-22 Table Mountain (Rio Mesa)	CSA	All services allowed by statute	1992	2010	2015
Coarsegold Resource Conservation District	Conservation District	Resource Conservation	1966	2016	2021
Columbia Resource Conservation District	Conservation District	Resource Conservation	1958	2016	2021
Madera-Chowchilla Resource Conservation District	Conservation District	Resource Conservation	2019	2016	2021